

As grounds for the preliminary injunction and temporary restraining order, Plaintiff would show unto the Court:

1. Plaintiff has a strong likelihood of success on the merits;
2. Plaintiff will suffer irreparable injury without the injunction;
3. The issuance of the injunction order will not unduly harm the Defendants; and
4. The public interest will be served by the issuance of the restraining order and/or injunction.

PREMISES CONSIDERED, Plaintiff respectfully move the Court for an Order For Declaratory Judgment from this Court that:

- a. The provisions in the Management Agreements requiring DG to require a future buyer to use AB as the property management company are unenforceable under the Real Property Records Integrity Act pursuant to Tenn. Code Ann. § 66-33-101;
- b. The Section in the Management Agreement labeled “other” contains unenforceable provisions under Tennessee law and the restraints on alienation are illegal and thus unenforceable; and
- c. Any other declaratory judgment that Plaintiff is entitled to.

Plaintiff further respectfully moves the Court for a preliminary injunction imposing the following injunctive relief:

- a. Restoration of stolen funds from Plaintiff’s trust account in the amount of \$77,549.28;
- b. An order preventing Defendants from withdrawing any further funds from the Plaintiff’s trust accounts, profits, or escrow accounts;
- c. An order requiring Defendants to provide a full accounting of all finances related to the Plaintiff’s properties;
- d. An order for the immediate return of control over Plaintiff’s properties from the Defendants back to the Plaintiff; and

- e. Any other relief the Court deems proper.

And lastly, Plaintiff moves the Court for a temporary restraining order preventing the Defendants from:

- a. removing any more money from Plaintiff's trust accounts and profits;
- b. Requiring Defendants to peacefully transition control of the Properties back to the Plaintiff; and
- c. any other temporary restraining order relief the Plaintiff is entitled to.

Respectfully submitted,

ANDERSON LEGAL, PLLC

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CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and correct copy of the foregoing has been forwarded via personal service to:

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This the 6th day of September, 2024.

s/ Matthew J. Anderson
Matthew J. Anderson